

## Appendix A

### LEGISLATION FOR HOMESTEAD NATIONAL MONUMENT OF AMERICA

BY THE CONGRESS OF THE UNITED STATES OF AMERICA

74<sup>TH</sup> CONGRESS - SESS. II

[CHS. 157, 159. MARCH 19, 20, 1936]

#### CHAPTER 157

#### AN ACT

To establish the Homestead National Monument of America in Gage County, Nebraska.

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,* That the Secretary of the Interior is hereby authorized and directed to acquire, on behalf of the United States, by gift, purchase, or condemnation, the south half of the northwest quarter, the northeast quarter of the northwest quarter, and the southwest quarter of the northeast quarter section 26, township 4 north, range 5 east, of the sixth principal meridian, Gage County, Nebraska, the same being the first homestead entered upon under the General Homestead Act of May 20, 1862, by Daniel Freeman, and that when so acquired, the said area be designated "The Homestead National Monument of America."

SEC. 2. That there is authorized to be appropriated a sum not to exceed \$24,000, out of any money in the Treasury not otherwise appropriated, for the purpose of acquiring said tract.

SEC. 3. It shall be the duty of the Secretary of the Interior to lay out said land in a suitable and enduring manner so that the same may be maintained as an appropriate monument to retain for posterity a proper memorial emblematical of the hardships and the pioneer life through which the early settlers passed the settlement, cultivation, and civilization of the Great West. It shall be his duty to erect suitable buildings to be used as a museum in which shall be preserved literature applying to such settlement and agricultural implements used in bringing the western plains to its present high state of civilization, and to use the said tract of land for such other objects and purposes as in his judgment may perpetuate the history of the country mainly developed by the homestead law.

SEC. 4. For the purpose of carrying out the suggestions and recommendations of the Secretary of the Interior, the necessary annual appropriations therefor are hereby authorized.

*Approved, March 19, 1936.*

BY THE CONGRESS OF THE UNITED STATES OF AMERICA

PUBLIC LAW

[91-411—Sept. 25, 1970]

Public Law

AN ACT

Providing for the addition of the Freeman School to the Homestead National Monument of America in the State of Nebraska, and for other purposes.

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled.* That, in order to further the interpretation and commemoration of the pioneer life of early settlers of the West, the Secretary of the Interior is authorized to acquire by donation or purchase with donated or appropriated funds the following described lands and interests therein, on which is situated the old school building known as Freeman School:

Beginning at the southeast corner of the southeast quarter of section 22, township 4 north, range 5 east, sixth principal meridian, Gage County, Nebraska, thence running north on the east line of the said quarter section 297 feet, thence west 214.5 feet, thence south 297 feet, thence east 214.5 feet to the point of beginning.

The Secretary is further authorized, in order to protect the setting of the Freeman School, preserve an adequate visual relationship with the existing Homestead National Monument of America, and provide access to the school from the national monument, to acquire by any of the above methods such lands and interests therein, as he deems necessary within the areas in certain sections of township 4 north, range 5 east, sixth principal meridian, Gage County, Nebraska, which are described as follows:

Section 22, beginning at a point 297 feet north of the southeast corner of the southeast quarter on the east line of the said quarter section, thence north along the east line of the said quarter section 103 feet, thence west 300 feet, thence south 400 feet to the south line of said quarter section, thence east along the south line of said quarter section 85.5 feet to the boundary of the Freeman School property, thence north along the boundary of the school property 297 feet, thence east along the boundary of the school property 214.5 feet to the point of beginning;

Section 23, the south 300 feet of the southwest quarter thereof;

Section 26, the north 300 feet of the northwest quarter northwest quarter thereof;

Section 27, beginning at the northeast corner of the northeast quarter, thence south along the east line of the said quarter section 300 feet, thence west 300 feet, thence north 300 feet to the north line of said quarter section, thence east along the north line of said quarter section 300 feet to the point of beginning; all containing about 31 acres.

SEC. 2. The property acquired pursuant to this Act shall be administered by the Secretary of the Interior as part of the Homestead National Monument of America, in accordance with the Act of March 19, 1936 (49 Stat. 1184), and the Act of August 25, 1916 (39 Stat. 535), as amended and supplemented (16 U.S.C. 1 et seq.).

SEC. 3. For the purposes of this Act, there are authorized to be appropriated not more than \$50,000, of which not more than \$45,000 (April 1970 prices), plus or minus such amounts, if any, as may be justified by reasons of ordinary fluctuations in construction costs as indicated by engineering cost indices applicable to the types of construction involved herein shall be appropriated for the rehabilitation and development of the Freeman School.

Approved September 25, 1970.



## **APPENDIX B**

### **BOUNDARY STUDY for HOMESTEAD NATIONAL MONUMENT OF AMERICA**

#### **Purpose and Need for this Boundary Study**

This *Boundary Study for Homestead National Monument of America* was initiated in conjunction with the development of a new *General Management Plan for Homestead National Monument of America (GMP)*. Its purpose is to determine if there are any other sites, lands, or features surrounding the Monument that require formal long-term protection so that they can continue to support the preservation and interpretation of the homesteading story as it exists at the Monument. The study's recommendations would be incorporated into the design and features of this new *GMP*. The resulting new *GMP* would provide the conceptual framework that will guide the management and stewardship of the Monument in meeting its legislative mandates for the next 10 to 20 years. It replaces the Monument's outdated 1988 *GMP*, which insufficiently addressed issues critical to the management of the Monument.

Congress has specifically directed the NPS to consider, as part of the planning process, what modifications of external boundaries might be necessary to carry out park purposes (16 USC 1a-7(b)(4)). Where a boundary adjustment appears to be appropriate, the NPS will recommend it to the Secretary of the Interior for legislative or administrative action. Congressional action is required for boundary adjustments; however, in some cases the Secretary may make minor boundary adjustments where authorized by existing law without additional congressional action.

Since the 1988 *GMP* was developed, Monument functions have outgrown the available infrastructure and additional developments have occurred relative to the Monument's resources. As a result, most Monument facilities are now inadequate for visitors and employees. The scope and direction provided by the 1988 *GMP* is being overwhelmed by these internal and external developments. By virtue of this inadequacy, the further implementation of the existing *GMP* may inadvertently cause adverse impacts to cultural and natural features within the Monument. This situation would jeopardize the National Park Service's (NPS) ability to carry out its mission at the Monument, as directed by the Monument's enabling legislation.

## Purpose and Significance of the Monument

Homestead National Monument of America was established by Congress near the city of Beatrice, Nebraska, in 1936. The Monument's enabling legislation states that the purpose of Homestead National Monument of America is to "...lay out said land in a suitable and enduring manner so that the same may be maintained as an appropriate monument to retain for posterity a proper memorial emblematical of the hardships and the pioneer life through which the early settlers passed in the settlement, cultivation, and civilization of the Great West...." The legislation also specified that the Secretary of the Interior will "...erect suitable buildings to be used as a specific museum in which shall be preserved literature applying to such settlement and agricultural implements used in bringing the western plains to its present state of high civilization, and to use the said tract of land for such other objects and purposes as in his judgement may perpetuate the history of this country mainly developed by the homestead law." In consideration of these charges, the purpose and significance of the Monument are summarized below.

### Purpose of the Monument

The purpose of Homestead National Monument of America is to:

- Interpret the history of the country resulting in and from the Homestead Act.
- Preserve literature; preserve agricultural implements; and construct a suitable museum to interpret settlement, cultivation, and development of the "Great West".
- Commemorate the people whose lives were forever altered by the Homestead Act and settlement of the West.
- Protect the setting, provide access to the Freeman School and maintain a visual relationship between the Freeman School, and the rest of the Monument.

### Significance of the Monument

Homestead National Monument of America is significant because:

- The Monument encompasses a 160-acre homestead claim established on the first day of the Homestead Act's implementation that is commemorative of all homesteads.
- The Freeman School is an original structure that represents the role of one-room schools through the Homestead Era.
- The Homestead Act had a profound influence on American migration, immigration, agricultural development, federal land policy, native cultures, and the landscape of the West.
- Portions of the reconstructed tallgrass prairie offer historic and scientific research value.

From the identification of the Monument's legislated purpose and significance, a determination must now be made as to whether or not the Monument would be able to achieve this legislated mission with its present operations, infrastructure, and resources.

## Adequacy of the Monument's Current Boundaries

There are several problems and concerns that have bearing on the adequacy of the Monument's current boundaries as they relate to supporting the Monument's ability to achieve its legislated mission. Some of these problems are internally related to the Monument and its infrastructure. The rest are externally related to the Monument.

- **From an internal perspective**, perhaps the Monument's principal problem is that most of its structures, including the current visitor center/museum, administration, historic collections related to the homesteading story, the historic Palmer-Epard cabin (an original homestead cabin), and maintenance complex are threatened by their location within the designated 100-year floodplain of Cub Creek, which flows through the Monument, and of the nearby Big Blue River. According to the NPS's *Management Policies* (NPS, 1988b), "Facilities will not be located in areas where natural processes pose a threat unless no practicable alternative site exists and unless all safety and hazard probability factors have been considered. Hazardous areas include sites with unstable soils and geologic conditions, fault zones, thermal areas, floodplains, flash-flood zones, and coastal high-hazard areas. Where facilities must be located in such areas, their design and siting will consider the nature of the hazard and include appropriate mitigating measures to minimize risks to human life and property. Requirements for development in floodplains and wetlands are contained in Executive Order 11988, "Floodplain Management" (42 USC 4321), and Executive Order 11990, "Protection of Wetlands" (42 USC 4321), and their guidelines."
- The Monument's sanitation facilities are also in the designated floodplain. The potential for this complex to experience flooding threatens the museum collection and historic buildings as well as the Monument's operations.
- The layout and size of the Monument's existing facilities (visitor, maintenance, administrative, *etc.*) limit the visitor in experiencing the story of Homestead National Monument of America. The present configuration of these facilities also restricts the NPS in its ability to effectively manage resources and confront operational needs.
- The existing Monument boundaries, which encompass the original 160-acre homestead and its associated cultural features, may limit opportunities for effectively meeting the mission and goals of Homestead National Monument of America.
- **From an external perspective**, the Monument's historic setting has been altered by external encroachment. At the time of the Monument's establishment, there was significantly less development of the agricultural lands surrounding the Monument than there is today. In recent years, however, that open space has been subjected to a growing trend toward greater development. Open space that once flanked State Highway 4 from Beatrice to the Monument is slowly but steadily being lost because of undirected or piece-meal suburban sprawl and dispersed industrial developments. For example, two anhydrous ammonia fertilizer plants operate north of the Freeman School and the Monument is bounded on the northeast by a 24-home, one four-unit apartment building, residential subdivision. In addition, after the *GMP* was initiated, the Lower Big Blue Natural Resources District introduced a proposal to extend the Beatrice municipal water system to serve a rural area of about five square miles west of Beatrice. Scheduled for construction in 1999, the implementation of this new rural water system could facilitate a more rapid urbanization of the rural countryside, including the area surrounding the Monument, with a significant increase in new suburban and isolated single-family housing development. Significant development occurring over the next 10 to 20 years could

prove to result in potentially adverse impacts to the Monument's historic setting as well as to the existing character of the rural environment in which it is situated.

- As this general area continues to develop, it is becoming more important to protect undeveloped land adjacent to and surrounding the Monument in order to preserve uncluttered views of this historic landmark. Fortunately, some of the most critical parcels directly adjacent to the Monument's boundary are still undeveloped and remain in agricultural production. Protection of these tracts of land is vital to maintaining the historic appearance of this nationally significant site.
- The Nebraska Department of Roads owns 8.3 acres of undeveloped land along State Highway 4 in the northeast quadrant of the Monument. While this situation does not, in itself, adversely affect the Monument, the triangle-shaped parcel (known by the Monument as the "State Triangle") is bounded on two sides by the Monument and on its third side by State Highway 4. In this context, its practical utility to the state appears to be quite limited, and in some ways the parcel is like an "island". While this parcel is not planted to reconstructed native prairie as is the adjacent homestead land, Monument staff have conducted periodic controlled burns on the triangle to help control potentially invasive non-native species.
- The Nebraska Department of Roads operates and maintains the right-of-way for State Highway 4, which passes along and through a portion of the Monument. This activity is authorized through a renewable federal special use permit that expires in July 31, 2001. The segment of State Highway 4 that extends through the Monument and its related vehicular activity represent a significant intrusion on and disruption of the historic setting of the Monument.
- The Nebraska Department of Roads is scheduled to implement safety design improvements to the existing State Highway 4, which runs along and through a portion of the Monument, in the near future. The segment of State Highway 4 that extends through the Monument and its related vehicular activity represent a significant intrusion on and disruption of the historic setting of the Monument. These improvements, including changes in the road's geometry and width to bring this highway up to modern standards and facilitate greater safety, would further impact the existing Monument.
- The Pioneer Acres subdivision, which is located across State Highway 4 and adjacent to the Monument's northeast boundary, contains an undeveloped, approximately three-acre "green" area just inside the main entrance to the community. The NPS is concerned that this heretofore undeveloped parcel could be developed in the future in some way other than as additional subdivision housing. For example, this could take the form of commercial development, such as a convenience shop or fueling facility. If further development occurs on the Pioneer Acres "green", this action would potentially result in an even greater adverse intrusion on and disruption of the historic setting of the Monument.

It is apparent from the statements of the Monument above that there are significant threats to the Monument from its inadequate infrastructure, compromised cultural, historical, and natural resources, potential for flood damage, antiquated facilities, and threats from an ongoing pattern of suburban sprawl and potential development that could adversely impact the Monument's historic setting. In short, if these conditions and trends continue, the National Park Service's ability to effectively act as the nation's steward in managing, interpreting, and maintaining the Monument, its resources, and the homesteading legacy as Congress had originally intended is likely to be severely compromised.

## Planning Constraints and Considerations

In order to determine an appropriate course of action to address and rectify these problems, the NPS and the *GMP* planning team had to operate under the following constraints or considerations during the development of the new *GMP*.

- The Monument's approximately 100 acres of reconstructed tallgrass prairie represents the second oldest prairie reconstruction project in the nation. This project, which began in 1939, has now achieved its own professionally recognized scientific value as an ecological reconstruction. Because of this, unnecessary disruption of this reconstruction is discouraged by both the scientific community and by NPS natural resources professionals.
- The United States owns in fee the original 162.73-acre Freeman Homestead, which is the basis for the Monument, along with the adjacent 1.2-acre Freeman School parcel. The original homestead parcel retains several features, such as archeological areas, the graves of the Freemans, and the living remnant of an Osage orange hedgerow that was planted by the Freemans, that are irreplaceable in the cultural context of the site. These cannot be disrupted or destroyed. The quitclaim deed, which conveyed the Freeman School to the United States, stipulates that if the school were to be removed from its original setting, land ownership would revert to Nebraska School District #21. The Freeman School also has associated with it an approximately one-acre remnant of native "virgin" (never broken) tallgrass prairie. Remnants of unbroken native tallgrass prairie are extremely rare; therefore this remnant cannot be destroyed.
- The Nebraska Department of Roads operates and maintains the right-of-way for State Highway 4, which passes along and through a portion of the Monument. This activity is authorized through a renewable federal special use permit that expires on July 31, 2001.
- Several neighbors to the Monument possess lands that have been in their families either before the Homestead Act facilitated the establishment of the Monument's Freeman Homestead, or have been established under the auspices of that act and are contemporary with the Freeman Homestead.
- The entire Monument is listed in the National Register of Historic Places.
- The NPS is constrained by jurisdictional limitations that affect the extent to which it can directly influence the character and density of adjacent urban developments, either existing or future, affecting the quality of the visual and historic landscapes.

## Land Ownership Adjacent to and Within the Monument

Within the Monument's authorized boundary, 165.13 acres are in fee-simple ownership by the United States and 29.98 are privately owned with scenic easements. On September 25, 1970, Congress added the Freeman School parcel to "further the interpretation and commemoration of the pioneer life of early settlers of the West...". The United States has a less-than-fee interest in 18.18 of these acres. Parcel 01-111, the Freeman School property, was acquired from the Homestead Historical Association in 1972. Scenic easements on the north of State Highway 4 (parcels 01-106 and 01-107), acquired to protect the visual connection between the Freeman School and the visitor center, perpetuate agricultural uses.

A triangular 8.3-acre, state-owned parcel east of the Monument, between State Highway 4 and the Monument's prairie reconstruction does not lie within the Monument's authorized boundary.

## Criteria for Boundary Adjustments

In accordance with NPS *Management Policies*, P.L. 101-628, sections 1216 and 1217, the criteria necessary for the boundary adjustment areas listed below. The NPS will conduct studies of potential boundary adjustments and may recommend boundary revisions:

1. To include significant resources or opportunities for public enjoyment related to purposes of the park;
2. To address operational and management issues such as access and boundary identification by topographic or other natural features or roads;
3. To protect park resources critical to fulfilling the park's purpose.

Recommendations to expand park boundaries will be preceded by determinations that:

1. The added lands will be feasible to administer in terms of size, configuration, ownership, costs, and other factors; and
2. Other alternatives for management and resource protection are not adequate.

## Potential Boundary Changes

The information presented above defines various constraints and considerations that were used by the *GMP* team in determining an appropriate course of action to address and rectify the problems associated with the Monument as they relate to its current boundaries. Based on this information, several recommendations have been developed that call for modifications to these boundaries to assist the Monument in fully achieving its legislated purpose and mission, as intended by Congress.

### **PRIORITY I:**

#### **Site of Proposed New “Homestead Heritage Center”, (Approximately 15.98 acres)**

##### **Significance of the Property:**

The NPS would construct a new “Homestead Heritage Center” outside of the 100-year floodplain in a location to the east of the Freeman graves, outside and to the east from of the Monument's existing eastern boundary, and south of State Highway 4. This parcel is geographically and historically associated with the historic setting of the original Freeman homestead. It is part of a farm that predates the Homestead Act and is still owned by the original family. The current landowners are willing to consider selling this 15.98-acre parcel to the Federal Government for the purpose of establishing the Monument's proposed new “Homestead Heritage Center”. The landowners would retain ownership of the remaining portion of their farm. This new heritage center would contain the Monument's administrative offices, historic collections, educational exhibits, media, theatre and museum, and the Palmer-Epard Cabin. The building that contained the old visitor center would be adaptively reused as an education center for demonstrations, formal educational activities, special events, maintenance offices, and facilities for the Monument.

### Justification for Inclusion of this Parcel within the Monument Boundary

By siting the proposed new “Homestead Heritage Center” at this location on top of a ridge, the building and its contents would be totally removed from the threat of flood damage. By comparison, the future potential for the site of the *existing* visitor center to experience damage from flood events should steadily increase with time as the watershed of Cub Creek experiences an ongoing trend toward greater development, along with the related degradation of its natural runoff-absorbing characteristics. The relocation of the Monument’s primary visitor services, museum, collections, homestead archives, administrative and interpretive functions to a new “Homestead Heritage Center”, along with the attendant changes to the Monument’s operations resulting from this action, are intended to significantly improve the Monument’s ability to fulfill its legislated purpose, as directed by Congress. Under the *Criteria for Boundary Adjustments* listed above, this proposed action would be implemented to protect Monument resources critical to the Monument’s purpose. By fulfilling this legislated purpose, the Monument can then excel in meeting its mission to preserve and interpret the nationally significant story and legacy of the Homestead Act and homesteading for the American people. **Note:** If, for some reason, this tract would not be available for the establishment of the proposed new “Homestead Heritage Center” in this location, then the NPS would seek to acquire scenic easements instead (see “*Priority 4: Protection of the Monument’s Historic Setting*”).

### Management Options

The NPS would seek a congressionally-authorized boundary adjustment to the Monument to include this 15.98-acre parcel. The NPS would then seek to acquire this parcel through federal acquisition in fee-simple title. Once Congress authorizes this boundary adjustment, the Secretary of the Interior may acquire these lands and interests through donation, purchase with donated or appropriated funds, or exchange: Provided that such lands or interests therein may only be acquired with the consent of the owner, unless proposed changes to the use or condition of these lands by the owner poses an eminent threat to the preservation of the natural, cultural, or scenic resources and qualities of the Monument, as described in its enabling legislation and subsequent addenda.

This parcel would be managed as the Monument’s primary visitor services, museum, research center, collections, homestead archives, administrative, and interpretive facility. The grounds of the facility would be appropriately landscaped using native prairie species, and would be linked by trails to the reconstructed prairie located within the original Freeman homestead. This location would allow the Monument to totally remove its primary interpretive and visitor service facility from its former location inside the original Freeman homestead, thus providing greater protection for this important resource. The selection of this location is also intended to minimize any visual impacts this development could have on the Monument neighbors while maximizing both the visitor’s ability to view the historic setting of the homestead and interpretive opportunities. In addition, it should offer new and unprecedented interpretive opportunities to not only significantly fulfill the Monument’s legislated purpose and to better manage and accommodate Monument visitors, but to also more effectively present the story of the Homestead Act and homesteading to the American public.

## **Feasibility of Administration**

The management of Homestead National Monument anticipates no difficulties in managing the additional acreage associated with this proposed site for the new “Homestead Heritage Center” along with the rest of the Monument. Under the *Criteria for Boundary Adjustments* listed above, the tract of land included in this proposed action would be feasible to administer in terms of size, configuration, ownership, and costs. If Congress approves this boundary expansion, the site would be contiguous to the Monument’s existing eastern boundary. Public access to this area would be commensurate with the rest of the Monument. Costs associated with operation of this parcel would include the purchase costs for the land, construction, furnishing and maintenance of the new “Homestead Heritage Center”, its systems and components, along with construction of a parking lot, and installation of appropriate landscaping. Additional trails leading to the original Freeman homestead and interpretive signing would also be required.

## **Land Owners**

This parcel is privately owned.

## **PRIORITY II:**

### **Segment of State Highway 4 at the Monument, (Approximately 0.4 miles)**

#### **Significance of the Property:**

State Highway 4 extends through the Monument’s boundary from the east to the west. It runs through and adjacent to the Monument for approximately 0.4 miles. There has been a public road through this general area since before the establishment of the original Freeman homestead. Because of this, there is a precedent, from the cultural landscape perspective, for maintaining a road here. The present Highway 4 is a heavily used transportation corridor, especially for local and truck traffic. The Nebraska Department of Roads operates and maintains the right-of-way for State Highway 4, including the segment that passes along and through a portion of the Monument. This activity is authorized through a renewable federal special use permit that expires in July 31, 2001.

### **Justification for Inclusion of this Parcel within the Monument Boundary**

The segment of State Highway 4 that extends through the Monument and its related vehicular activity represent a significant intrusion on and disruption of the historic setting of the Monument. Under the *Criteria for Boundary Adjustments* listed above, this proposed action would be implemented to address operational and management-related access and boundary identification by virtue of the existing highway. It would also be implemented to protect Monument resources critical to fulfilling the Monument's purpose. Open space that once flanked State Highway 4 from Beatrice to the Monument is slowly but steadily being lost because of undirected or piece-meal suburban sprawl and dispersed industrial developments. For example, two anhydrous ammonia fertilizer plants operate north of the Freeman School and the Monument is bounded on the northeast by the Pioneer Acres residential subdivision. Potentially hazardous materials from these plants are transported through the Monument by large trucks on a regular basis. During the Monument's peak visitation season there can be as many as 400 truckloads per day along this route. As this general area continues to develop, it is becoming more important to protect undeveloped land adjacent to and surrounding the Monument in order to preserve uncluttered views of this historic landmark. In addition, the Nebraska Department of Roads is scheduled to implement safety design improvements to the existing State Highway 4, especially for the segment that runs along and through a portion of the Monument, in the near future. This segment and its related vehicular activity represent a significant intrusion on and disruption of the historic setting of the Monument. These improvements, including changes in the road's geometry and width to bring this highway up to modern standards and facilitate greater safety, would further impact the existing Monument, especially as they relate to the highways greater potential for increased traffic due to these improvements.

### **Management Options**

The NPS would seek a congressionally-authorized boundary adjustment to the Monument to include a 0.4-mile segment of State Highway 4 within the Monument's boundary. The NPS would then seek to acquire right-of-way from the centerline of this highway to the outer extent of the right-of-way in those segments that parallel the Pioneer Acres subdivision and the site of the proposed "Homestead Heritage Center" through donation or other appropriate means in fee-simple title from the State of Nebraska. The NPS would work with the Nebraska Department of Roads and other appropriate offices or parties to efficiently redirect State Highway 4 around the Monument. The old segment of the highway would remain in place for Monument visitors and would be fully accessible by local traffic (*e.g.*, from Pioneer Acres) as the "Homestead Heritage Parkway". Major regional traffic, including trucks, would be redirected to use the new State Highway 4 diversion. The NPS would enhance this segment with appropriate (for safety maintenance) landscaping and interpretive signs or pull-outs as part of its broader proposed "Homestead Heritage Parkway" concept. The speed limit for the NPS segment of the "Homestead Heritage Parkway" would be reduced from its current 55 miles per hour to a speed limit conducive to a parkway function. In this way, visitors would enjoy an added dimension to the interpretation and their understanding and enjoyment of the Monument, its resources, the surrounding countryside, and the agricultural story as it's developed as a result of the Homestead Act.

## **Feasibility of Administration**

The management of the Monument would work with Gage County to establish an agreement for managing and maintaining this 0.4-mile segment of State Highway 4. This would include regular snow removal services and other maintenance, as necessary. Under the *Criteria for Boundary Adjustments* listed above, this proposed action would be feasible to administer in terms of size, configuration, ownership, and costs. Costs associated with operation of this parcel would probably be limited to the probable additions of appropriate landscaping and interpretive and regulatory signs (*e.g.*, Monument boundary, speed limit, and directional signs).

## **Land Owners**

State Highway 4 is owned by the State of Nebraska.

## **PRIORITY III:**

### **Pioneer Acres “Green”, (Approximately three acres)**

#### **Significance of the Property:**

The Pioneer Acres subdivision is situated north of State Highway 4 and adjacent to the Monument’s northeastern quarter and the area known as the “State Triangle”. When compared to other private residential subdivisions that surround larger metropolitan areas, Pioneer Acres is small, consisting of 24 houses and one four-unit apartment building. Near its main entrance road there is an undeveloped parcel of approximately three acres. The *GMP* planning team has named this area the Pioneer Acres “Green”.

#### **Justification for Inclusion of this Parcel within the Monument Boundary**

It is uncertain as to exactly why this relatively flat, grass-covered area has not been developed for housing or other purposes to date. Under the *Criteria for Boundary Adjustments* listed above, this proposed action would be implemented protect Monument resources critical to fulfilling the Monument’s purpose. The NPS is concerned that this undeveloped parcel could be developed in the future in some way other than as additional subdivision housing. For example, this could take the form of commercial development, such as a convenience shop or fueling facility. A major impetus for such development could be the proposed future construction of a new “Homestead Heritage Center” to the southeast of Pioneer Acres and east of the present Monument boundary. If commercial development occurs on the Pioneer Acres “Green”, this action would potentially result in an even greater adverse intrusion on and disruption of the historic setting of the Monument. Potential development may not be compatible with the Monument’s goals of protecting and preserving the historic setting of the original homestead and its rural context. It may also conflict with the Monument’s attempts to provide a high quality experience for visitors to the homestead.

## **Management Options**

The NPS would seek a congressionally-authorized boundary adjustment to the Monument to include the approximately three-acre Pioneer Acres “Green” area. Once Congress authorizes this boundary adjustment, the NPS can work to acquire a permanent scenic easement on the approximately three-acre Pioneer Acres “Green” area from the Pioneer Acres community. With this easement, the Pioneer Acres community would continue to own this parcel, but would be permanently restricted from developing it.

## **Feasibility of Administration**

There would be no additional management requirements of the Monument's staff if the Pioneer Acres "Green" area was voluntarily protected in its present condition by the Pioneer Acres community. Aside from the possible cost of purchasing a permanent scenic easement for this parcel, the Monument would incur no new management responsibilities if the Federal Government obtained a permanent scenic easement on this parcel.

## **Land Owners**

This parcel is privately owned.

## **PRIORITY IV:**

### **"State Triangle", (Approximately 8.3 acres)**

#### **Significance of the Property:**

The Nebraska Department of Roads owns approximately 8.3 acres of undeveloped land along State Highway 4 in the northeast quadrant of the Monument bounded on the north-northeast by State Highway 4 and on the west and south by the Monument. While this situation does not, in itself, adversely affect the Monument, the triangle-shaped parcel is bounded on two sides by the Monument and on its third side by State Highway 4. The "significance" of this parcel is that it is outside of, but immediately adjacent to, the site of the Freeman family's original homestead cabin. This cabin was used by the family from 1865-1890. A portion of this parcel is also part of an archeologically sensitive zone. A significant portion of the triangle was used as a borrow pit during construction of the present state highway.

#### **Justification for Inclusion of this Parcel within the Monument Boundary**

Ownership of this parcel by the Nebraska Department of Roads does not, in itself, adversely affect the Monument since relations between the NPS and the Department have been good. The primary issue that justifies the inclusion of this parcel within the Monument is the fact that this triangle-shaped parcel is bounded on two sides by the Monument and on its third side by State Highway 4. In this context, its practical utility to the state appears to be quite limited, and in this sense the parcel is like an "island". Under the *Criteria for Boundary Adjustments* listed above, this proposed action would be implemented to address operational and management-related concerns regarding access and boundary identification by this topographic feature and its adjacent segment of State Highway 4. This parcel is not planted to reconstructed native prairie as is the adjacent homestead land, but consists largely of planted non-native smooth brome grass (*Bromus inermis* Lyess), assorted non-native and invasive weed species, and voluntary stands of cottonwood (*Populus deltoides* Marsh) and non-native Siberian elm (*Ulmus pumila* L.). The Monument's staff currently invests time and money into the parcel by conducting periodic controlled burns on the triangle (in agreement with the Nebraska Department of Roads). This management practice helps control potentially non-native species from invading the Monument's reconstructed prairie. It is feasible that the state could make use of this area during construction in conjunction with a future scheduled upgrade of the adjacent State Highway 4. This upgrade would require use of this area for a relatively short period of time with an assumed return to its present "mothballed" status after highway upgrades have been completed. When this situation is considered from a comprehensive perspective, the NPS believes that there would be greater benefit to the Monument through federal acquisition of this parcel than there is for the state to continue its ownership of the parcel. Because this parcel is sited completely outside of the Monument's existing boundary, a congressionally-

authorized expansion of the Monument's boundary would be necessary with federal acquisition of this land in fee-simple title.

### **Management Options**

The NPS would seek a congressionally-authorized boundary adjustment to the Monument to include this 8.3-acre parcel. The NPS would then seek to acquire this parcel through donation or through other appropriate means in fee-simple title from the State of Nebraska. Once Congress authorizes this boundary adjustment, the Secretary of the Interior may acquire these lands and interests through donation or other appropriate means. This parcel would be managed as part of the native prairie reconstruction, but would be separated from the reconstructed prairie located within the original Freeman homestead with a boundary fence. In this way, visitors would continue to see the boundary delineation of the original homestead. More specifically, this area would first have its non-native vegetation removed. Then species native to the area's original tallgrass prairie would be reintroduced. These species would then be subjected to the same natural resource management practices that are used for similar resources at the Monument.

### **Feasibility of Administration**

The management of Homestead National Monument anticipates no difficulties in managing the additional acres of the "State Triangle" along with the rest of the Monument. Under the *Criteria for Boundary Adjustments* listed above, the addition of this tract would be feasible to administer in terms of size, configuration, ownership, and cost. Potential development of the area is not anticipated. Public access to this area would be commensurate with the rest of the Monument. Costs associated with operation of this parcel would probably be limited to management of the tallgrass prairie reconstruction, with the possible addition of a trail spur and interpretive signing.

### **Land Owners**

This parcel is owned by the State of Nebraska and is currently maintained by the Nebraska Department of Roads.

## Conclusions

The *Boundary Study for Homestead National Monument of America* was initiated in conjunction with the development of a new *General Management Plan for Homestead National Monument of America (GMP)*. Its purpose is to determine if there are any other sites, lands, or features surrounding the Monument that require formal long-term protection so that they can continue to support the preservation and interpretation of the homesteading story as it exists at the Monument. The study's recommendations would be incorporated into the design and features of this new *GMP* in accordance with and as appropriate to the final selected alternative. The resulting new *GMP* will provide the conceptual framework that will guide the management and stewardship of the Monument in meeting its legislative mandates for the next 10 to 20 years. It replaces the Monument's outdated 1988 *GMP*.

Congressional authorization is required in order to implement the acquisitions and boundary adjustments that are recommended in this study.

This *Boundary Study* concludes that the NPS should pursue a congressionally-authorized adjustment of the Monument's existing boundaries to include the identified lands comprising (1) a 15.98-acre tract located on the Monument's eastern boundary, (2) a 0.4-mile segment of State Highway 4 adjacent to the Monument, (3) a three-acre tract comprised of an undeveloped "green" area within the adjacent Pioneer Acres residential subdivision, and (4) an 8.3-acre tract immediately adjacent to the Monument's northeast boundary and known in this study as the "State Triangle". The purpose of these actions is to provide for the ongoing preservation and protection of the cultural and natural resources of Homestead National Monument of America, and to preserve and protect the historic setting of the Monument. Implementation of these recommendations, along with the attendant changes to the Monument's operations resulting from these actions, is intended to significantly improve the Monument's ability to fulfill its legislated purpose to convey the story of homesteading, as directed by Congress. By fulfilling this legislated purpose, the Monument can then excel in meeting its mission to preserve and interpret the nationally significant story and legacy of the Homestead Act and homesteading for the American people.

According to *NPS Management Policies* (1988b), "The Secretary of the Interior may acquire these lands and interests through donation, purchase with donated or appropriated funds, or exchange: Provided that such lands or interests therein may only be acquired with the consent of the owner, unless proposed changes to the use or condition of these lands by the owner poses an eminent threat to the preservation of the natural, cultural, or scenic resources and qualities of the Monument, as described in its enabling legislation and subsequent addenda." This *Boundary Study for Homestead National Monument of America* provides a prioritization of lands for acquisition and inclusion within the Monument, or the acquisition of permanent scenic easements.

It is also recommended that the Superintendent of Homestead National Monument of America establish an ongoing relationship with the Gage County Zoning Board, as well as with Monument neighbors, to secure the future and permanent protection of any surrounding tracts the Monument would deem critical to the permanent long-term preservation and protection of the Monument, its resources, and its legacy for future generations.



## APPENDIX C

United States Department of the Interior  
National Park Service

### RECORD OF DECISION

#### FINAL GENERAL MANAGEMENT PLAN/ ENVIRONMENTAL IMPACT STATEMENT

**Homestead National Monument of America, Nebraska**

#### INTRODUCTION

The National Park Service has prepared the Final General Management Plan/Abbreviated Final Environmental Impact Statement (FGMP/AFEIS) for Homestead National Monument of America, Nebraska. The FGMP/AFEIS proposes management direction for the park for the next 10-20 years and documents the anticipated effects of the selected action and other alternatives on the human environment, including natural and cultural resources. This Record of Decision is a concise statement of the decisions made, other alternatives considered, the basis for the decision, the environmentally preferable alternative, and the mitigating measures developed to avoid or minimize environmental harm.

#### DECISION

After careful consideration of environmental impacts, costs, comments from the public, agencies, and technical evaluations, the National Park Service recommends for implementation the selected action evaluated in the Final General Management Plan/Environmental Impact Statement.

#### SUMMARY OF THE SELECTED ACTION

The goal of the selected alternative, which was identified as **Alternative C, Option 1** in the Final Environmental Impact Statement, is to significantly change the physical arrangement of facilities and operational functions of the Monument. The alternative represents a comprehensive alteration to the Monument's current operational form and to visitor orientation in order to fulfill the legislative requirements of the Monument. With this selected action, the key Monument facilities will be relocated to a location outside of the existing 100-year frequency flood hazard zone. A minor boundary expansion will be pursued to acquire land outside existing boundaries that would be necessary for the facilities. Management zones will provide guidance for managing specific areas for desired visitor experience and resource conditions (see p. 32 of the FGMP).

The selected action calls for the creation of a new "Homestead Heritage Center" to house the Monument's collections, interpretive exhibits, theatre, public research facilities, and administrative offices. This new "Homestead Heritage Center" will be located on the eastern side of the Monument.

The “Homestead Heritage Center” will require a separate research facility within the building to act as a repository for the Monument’s homestead records and other items of homesteading literature, as required by the Monument’s enabling legislation. In addition, the center will have a parking lot designed to accommodate 50 cars and 10 buses or campers.

The selected action also calls for the existing visitor center/museum to be modified and adaptively reused as an “Education Center”. This center will serve as a location where students of all ages could engage in learning more about the homestead story. A “School of Traditional Homesteading Folk Arts” program will be established to give the public an opportunity to learn old homesteading folk crafts. In addition to a range of educational activities that will take place in this center, special events and interpretive programs will also be conducted here. Distance learning technology will also connect the center to schools near and far. The areas to the back of the present facility will be used to house maintenance functions. The remaining offices will be used by visiting instructors or modified to serve as classrooms. The exhibits presently in use will be removed and that area converted to classrooms. The existing parking lot appears to be suitable to meet the foreseeable needs of this facility.

In addition, the management prescriptions contained within the selected action will seek to promote the establishment of a “Homestead Heritage Parkway”. This parkway concept is proposed to form an interpretive linkage between the Monument, including the Freeman School, and the surrounding rural countryside and communities to highlight today’s visible and tangible results of implementation of the Homestead Act. The principal interpretive and educational theme of the parkway will be agriculture. With comparisons made to modern farm operations. These stories will be communicated through the use of signs and traveler information radio broadcasts.

The creation of this parkway as one of the Monument’s interpretive tools will depend on voluntary partnerships with the local governments and landowners along the identified highway segment. It is important to note that the NPS is not recommending a formal federal designation for this parkway. The concept of the “Homestead Heritage Parkway” presumes the rerouting of a segment of State Highway 4 outside the Monument’s boundary. After this realignment has occurred, the abandoned segment of State Highway 4 will become an access road for the Monument and for local residents. Existing truck and commuter traffic will be rerouted on a comparable replacement segment of State Highway 4 nearby. The “Homestead Heritage Parkway” will begin where the access road (the abandoned segment of State Highway 4) enters the eastern boundary of the Monument and extend to the Freeman School. The NPS envisions the eventual and voluntary extension of the “Homestead Heritage Parkway” concept from the Freeman School west along the access road to where it rejoins State Highway 4. The NPS also endorses the parkway’s extension to the east from the Monument to the City of Beatrice (meeting at the junction of State Highways 136 and 4 in West Beatrice), however the NPS is not recommending any change to the currently designated speed limit for that segment. It is possible that a public biking and/or hiking path could be connected to the Monument.

## OTHER ALTERNATIVES CONSIDERED

**Alternative A** is the no-action, or *status quo*, alternative. This alternative would have restricted the Monument in achieving its mission; however, it does provide a baseline for comparison of the other alternatives. This alternative called for the continuation of current levels and patterns of National Park Service stewardship and management with regard to natural, historic, and cultural resources at the Monument.

Each of the following action alternatives were designed to achieve all desired futures for the Monument, including those related to natural, historic, and cultural resources enhancement and protection, and visitor experiences. The principle difference between alternatives is the location of the primary Monument facilities.

**Alternative B** prescribed certain alterations to the existing pattern of facilities, stewardship, and management. The Monument's natural, historic, and cultural resources would have remained generally as they are now. The existing Monument facilities would have remained in their present locations but would have been flood-proofed to withstand a 100-year flood event.

Like the selected action Alternative C, Option 1, **Alternative C, Option 2** proposed significant changes to the physical arrangement and operational functions of the Monument. This alternative also represented comprehensive alterations to the homestead resources. The alternative also would have fulfilled the legislative requirements of the Monument. Alternative C, Option 2 would have significantly changed the location of key Monument facilities to a location outside the existing 100-year frequency flood hazard zone but within the existing Monument boundary. It also proposed the creation of a new "Homestead Heritage Center" to house the Monument's collections, interpretive displays, public research facilities, and administrative offices. The existing visitor center would have been adaptively reused as an "Education Center" for special events, programs, and educational opportunities. In addition, it proposed to form a linkage between the Monument and the surrounding countryside and communities through the establishment of an approximately six mile "Homestead Heritage Parkway" which would highlight today's visible results of implementation of the Homestead Act.

## ENVIRONMENTALLY PREFERABLE ALTERNATIVE

The environmentally preferable alternative is defined as "the alternative or alternatives that will promote the national environmental policy as expressed in Section 101 of the National Environmental Policy Act. Ordinarily, this means the alternative that causes least damage to the biological and physical environment; it also means the alternative that best protects, preserves, and enhances historic, cultural, and natural resources" ("Forty Most Asked Questions Concerning Council on Environmental Quality's (CEQ) National Environmental Policy Act Regulations," 1981).

The environmentally preferable alternative is the selected action, Alternative C, Option 1. This alternative best meets the full range of national environmental policy goals as stated in NEPA's Section 101. The selected action 1) maximizes protection of natural and cultural resources while maintaining a wide range of neutral and beneficial uses of the environment without degradation; 2) maintains an environment that supports diversity and variety of individual choice; 3) achieves a balance between human population and resource use; and 4) improves resource sustainability.

The selected action removes the Monument's threatened existing visitor center complex, with its associated resources, exhibits, and operational facilities, from its location within the 100-year floodplain of nearby Cub Creek. The removal of these resources and functions to a different yet nearby location also minimize existing safety and resource concerns associated with the state highway crossing the Monument. In addition, the selected action best minimizes impacts to and developmental incursions into the Monument's natural resources (principally, its reconstructed tallgrass prairie) and minimizes impacts to and developmental incursions into the Monument's cultural resources in the form of its historic original 1862 homestead tract. It also maximizes public and visitor safety by prescribing the relocation of a segment of the existing state highway to an alignment outside monument boundaries. This action will significantly reduce the volume and mix of traffic on State Highway 4, will improve the qualities of

visitor safety and experience, and will result in a reduced physical intrusion into the Monument's boundary.

## **MEASURES TO MINIMIZE HARM**

All practicable measures to avoid or minimize environmental impacts that could result from implementation of the selected action have been identified and incorporated into the selected action. They are presented in detail in the FGMP/AFEIS. However, due to the programmatic nature of the general management plan, specific implementation projects will be reviewed as necessary for compliance with the National Environmental Policy Act, National Historic Preservation Act, and other applicable federal and state laws and regulations prior to project clearance and implementation. Specific measures to minimize environmental harm also will be included in implementation plans called for by the FGMP/AFEIS. These plans include, but are not limited to, resource management plans, land protection plans, historic structure reports, and schematic design documents.

## **BASIS FOR DECISION**

The selected alternative best supports the park's purpose and significance, and accomplishes the statutory mission of the National Park Service to provide long-term protection of park resources while allowing for appropriate levels of visitor use and means of visitor enjoyment. The selected alternative also does the best job of addressing issues identified during public scoping while minimizing environmental harm. Other factors considered in the decision were public and resource benefits gained for the cost incurred, and extensive public comment.

## **PUBLIC INVOLVEMENT**

The NPS has taken a comprehensive approach to public involvement during the development of this *GMP*. To date, the NPS has issued two newsletters for the general public and conducted a series of public meetings. The NPS has consulted with state and local government officials, including the State Historic Preservation Office. American Indian groups with affiliations to the Monument have received the newsletters and a copy of the draft plan for comment.

Newsletter No. 1 was mailed in December 1997. Newsletter No.2 was distributed in March 1998. Nearly 600 newsletters were in each mailing. The series of public meetings were conducted in January 1998. Two meetings were held in Beatrice, Nebraska, near the Monument and one in Lincoln, Nebraska, 40 miles away. Over 20 people attended the three meetings. In April, 1998, an "open house," was held at the Monument. Twenty-five individuals, park neighbors, government officials, and community members attended this "open house". All public meetings received coverage by local and regional media sources. Monument neighbors have been involved throughout the process.

The *GMP* planning team contacted the Pawnee Tribe of Oklahoma in an attempt to identify tribal concerns relative to this *GMP/EIS*. In addition, comments were sought through extensive mailings of newsletters and media coverage. No response was received from the tribe. Because of the Pawnee's long-standing cultural affiliation with this area of Nebraska, the NPS will continue to keep the tribe informed of important stages of this planning process and of plans to implement the preferred alternative throughout the *GMP* planning process.

Over 600 news letters announcing the *Draft General Management Plan and Environmental Impact Statement for Homestead National Monument of America* were mailed May 4, 1999. More than 200 copies of the full draft document were distributed to agencies, organizations and individuals. The document was also made available to the general public at the Beatrice Public Library and at Homestead National Monument of America. The National Park Service conducted two public meetings in May 1999, one meeting was held at the Beatrice Public Library May 25 while the second meeting was held at the Charles H. Gere Library in Lincoln, Nebraska May 26. An additional public open house was held June 29, 1999 at Homestead National Monument of America to discuss the *Draft General Management Plan/Environmental Impact Statement*.

The Beatrice public meeting had 43 people in attendance; 14 people attended the Lincoln public meeting. One person attended the meeting held in June, at Homestead National Monument of America.

A 60-day review period (May 4, 1999 through July 10, 1999) was designated for receiving comments on the draft plan and *EIS*. Fifteen written comments were received. At the end of the review period, the comments were reviewed and substantive comments were identified.

The Final General Management Plan (FGMP) and an Abbreviated Final Environmental Impact Statement (AFEIS) were made available to the public on November 21, 1999. The 30-day no action period required by NEPA regulations commenced on that date. Approximately 39 copies of the FGMP/AFEIS were distributed to agencies, local governments, organizations, persons who commented on the draft GMP, and others who requested the document. The FGMP/AFEIS contains a complete summary of the public involvement process and substantive comments received.

## CONCLUSION

A notice of availability for the FGMP/AFEIS was published by the Environmental Protection Agency in the Federal Register on November 6, 1998. The 30-day no-action period ended on December 20, 1999. No public comments were received during the no action period.

The above factors and considerations justify the selection of the final plan, as described as Alternative C, Option 1, in the Final Environmental Impact Statement. The Final General Management Plan is hereby approved.

Approved: Catherine C. Danner  
Regional Director, Midwest Region

Date: 12/22/99



## APPENDIX D

## Farmland Conversion Impact Rating

U.S. Department of Agriculture

## FARMLAND CONVERSION IMPACT RATING

<b>PART I (To be completed by Federal Agency)</b>		Date Of Land Evaluation Request <b>April 27, 1999</b>	
Name Of Project <b>Homestead Nat'l Monument Heritage Center</b>		Federal Agency Involved <b>National Park Service</b>	
Proposed Land Use <b>Public Park Land</b>		County And State <b>Blakely Twp., Gage Co., Nebraska</b>	
<b>PART II (To be completed by SCS)</b>		Date Request Received By SCS <b>April 30, 1999</b>	
Does the site contain prime, unique, statewide or local important farmland? (If no, the FPPA does not apply — do not complete additional parts of this form).		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Acres Irrigated <b>58,000</b>
Major Crop(s) <b>Grain Sorghum</b>		Farmable Land In Govt. Jurisdiction Acres: <b>490,450</b> % <b>89</b>	Average Farm Size <b>446</b>
Name Of Land Evaluation System Used <b>LESA - NRCS</b>		Name Of Local Site Assessment System <b>None</b>	Amount Of Farmland As Defined in FPPA Acres: <b>299,667</b> % <b>54</b>
			Date Land Evaluation Returned By SCS <b>May 11, 1999</b>
<b>PART III (To be completed by Federal Agency)</b>		Alternative Site Rating	
		Site A	Site B
A. Total Acres To Be Converted Directly		<b>14.5</b>	
B. Total Acres To Be Converted Indirectly		<b>0</b>	
C. Total Acres In Site		<b>14.5</b>	
<b>PART IV (To be completed by SCS) Land Evaluation Information</b>			
A. Total Acres Prime And Unique Farmland		<b>10</b>	
B. Total Acres Statewide And Local Important Farmland		<b>0</b>	
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted		<b>0.003</b>	
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value		<b>65</b>	
<b>PART V (To be completed by SCS) Land Evaluation Criterion</b>			
Relative Value Of Farmland To Be Converted (Scale of 0 to 100 Points)		<b>75</b>	
<b>PART VI (To be completed by Federal Agency)</b>			
Site Assessment Criteria (These criteria are explained in 7 CFR 658.5(b))		Maximum Points	
1. Area In Nonurban Use	<b>15</b>	<b>15</b>	
2. Perimeter In Nonurban Use	<b>10</b>	<b>10</b>	
3. Percent Of Site Being Farmed	<b>20</b>	<b>18</b>	
4. Protection Provided By State And Local Government	<b>20</b>	<b>20</b>	
5. Distance From Urban Builtup Area	<b>15</b>	<b>15</b>	
6. Distance To Urban Support Services	<b>15</b>	<b>4</b>	
7. Size Of Present Farm Unit Compared To Average	<b>10</b>	<b>0</b>	
8. Creation Of Nonfarmable Farmland	<b>10</b>	<b>0</b>	
9. Availability Of Farm Support Services	<b>5</b>	<b>5</b>	
10. On-Farm Investments	<b>20</b>	<b>17</b>	
11. Effects Of Conversion On Farm Support Services	<b>25</b>	<b>0</b>	
12. Compatibility With Existing Agricultural Use	<b>10</b>	<b>2</b>	
TOTAL SITE ASSESSMENT POINTS		<b>160</b>	<b>97</b>
<b>PART VII (To be completed by Federal Agency)</b>			
Relative Value Of Farmland (From Part V)		<b>100</b>	<b>75</b>
Total Site Assessment (From Part VI above or a local site assessment)		<b>160</b>	<b>97</b>
TOTAL POINTS (Total of above 2 lines)		<b>260</b>	<b>172</b>
Site Selected:		Date Of Selection	Was A Local Site Assessment Used? Yes <input type="checkbox"/> No <input type="checkbox"/>
Reason For Selection:			

The selected alternative best supports the park's purpose and significance, and accomplishes the statutory mission of the National Park Service to provide long-term protection of park resources while allowing for appropriate levels of visitor use and means of visitor enjoyment. The selected alternative also does the best job of addressing issues identified during public scoping while minimizing environmental harm. Other factors considered in the decision were public and resource benefits gained for the cost incurred, and extensive public comment.

(See Instructions on reverse side)

Form AD-1006 (10-83)



